

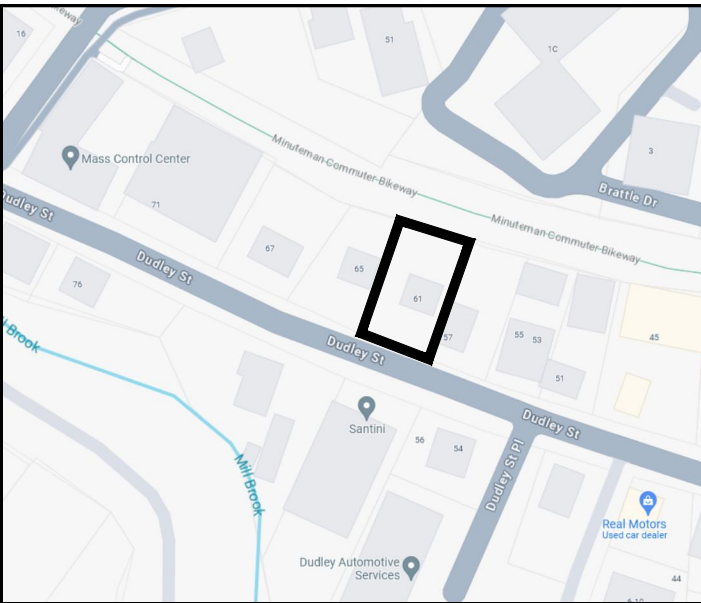
# 61 Dudley Street Arlington, MA 02476

Environmental Design Review Set  
May 8, 2024

Owner	Contractor	Architect
Santini Realty 60 Dudley Street Arlington, MA 02476 781.648.3900	Santini, Inc. 60 Dudley Street Arlington, MA 02476 781.648.3900	Bryan Poisson APPROACH <sup>3</sup> 50 Pinecliff Drive Marblehead, MA 01945 617.688.2407

DRAWING LIST:

Z1	ZONING INFORMATION
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A1.3	PROPOSED ATTIC FLOOR PLAN
A1.4	PROPOSED ROOF / SOLAR PLAN
AD1.1	EXISTING EXTERIOR ELEVATIONS
A2.1	PROPOSED FRONT ELEVATION
A2.2	PROPOSED RIGHT SIDE ELEVATION
A2.3	PROPOSED REAR ELEVATION
A2.4	PROPOSED LEFT SIDE ELEVATION



VIEW FROM DUDLEY STREET



VIEW FROM DUDLEY STREET



VIEW FROM WEST ON DUDLEY STREET



VIEW FROM EAST ON DUDLEY STREET



VIEW FROM MINUTEMAN BIKEWAY



VIEW FROM MINUTEMAN BIKEWAY



VIEW FROM EAST ON MINUTEMAN BIKEWAY



VIEW FROM WEST ON MINUTEMAN BIKEWAY



Zoning Constraints Summary

	REQUIREMENT	EXISTING	PROPOSED	CONFORMING	EXISTING NONCONFORMING	DIFFERENCE	FINDING
LOT AREA (MIN)	-	6,210 SF	6,210 SF	X		-	N/A
LOT FRONTAGE (MIN)	-	60.0 FT	60.0 FT	X		-	N/A
FRONT YARD SETBACK (MIN)	10.0 FT	33.9 FT	28.9 FT	X		18.9 FT	COMPLIES
RIGHT SIDE YARD SETBACK (MIN)	10.0 FT	7.6 FT	7.5 FT		X	-2.5 FT	INCREASE
LEFT SIDE YARD SETBACK (MIN)	10.0 FT	23.9 FT	10.4 FT	X		0.4 FT	COMPLIES
REAR YARD SETBACK (MIN)	10.0 FT	44.9 FT	24.3 FT	X		14.3 FT	COMPLIES
BUILDING HEIGHT (MAX)	39.0 FT	27.4 FT	37.8 FT	X		-1.2 FT	COMPLIES
BUILDING STORIES (MAX)	3.0	1.5	2.5	X		-	COMPLIES
LOT COVERAGE (MAX)	-	11%	30%	X		-	N/A
LANDSCAPED OPEN SPACE (MIN %)	-	414.2%	57.4%			-	N/A
USABLE OPEN SPACE (MIN %)	-	342.9%	25.7%			-	N/A
GROSS FLOOR AREA	-	1,194 SF	5,748 SF			-	-
FLOOR AREA RATIO (MAX)	3.0	0.2	0.9	X		2.1	COMPLIES
ADDITION OUTSIDE FOUNDATION	-	-	-			-	N/A
PARKING SPACES	2	1	2	X		-	COMPLIES
PARKING LOCATION (FRONT YARD)	-	-	-			-	N/A

Zoning Relief Required

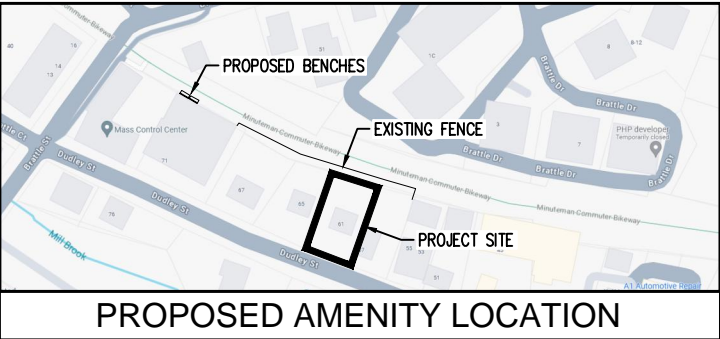
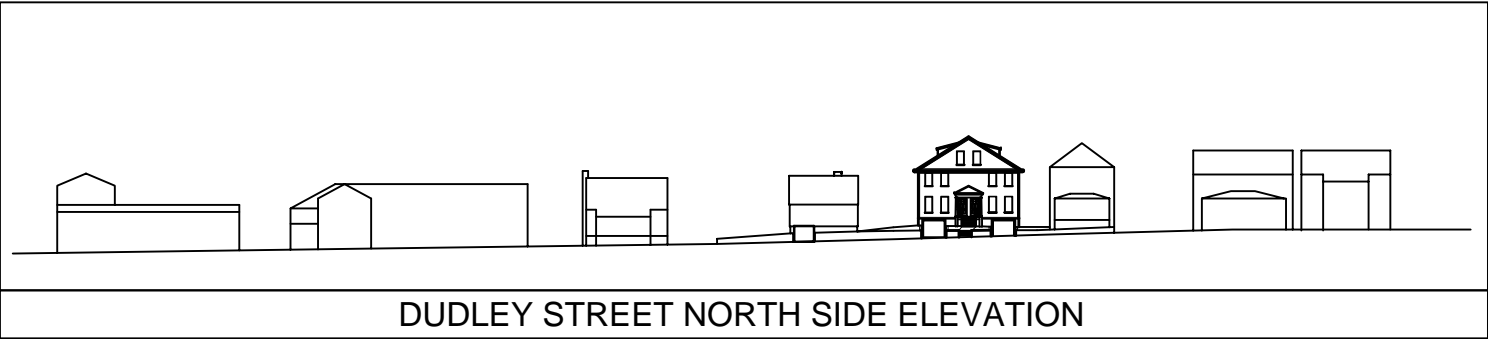
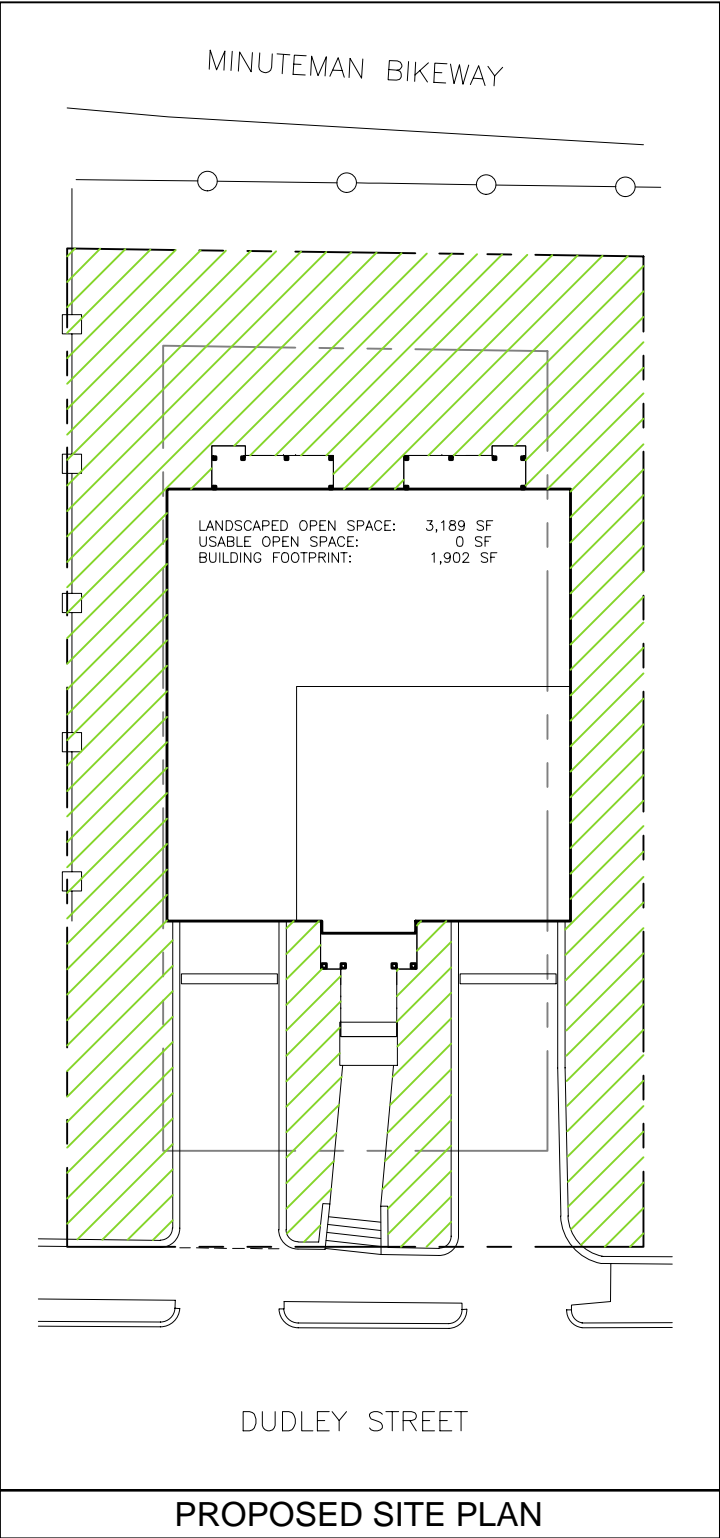
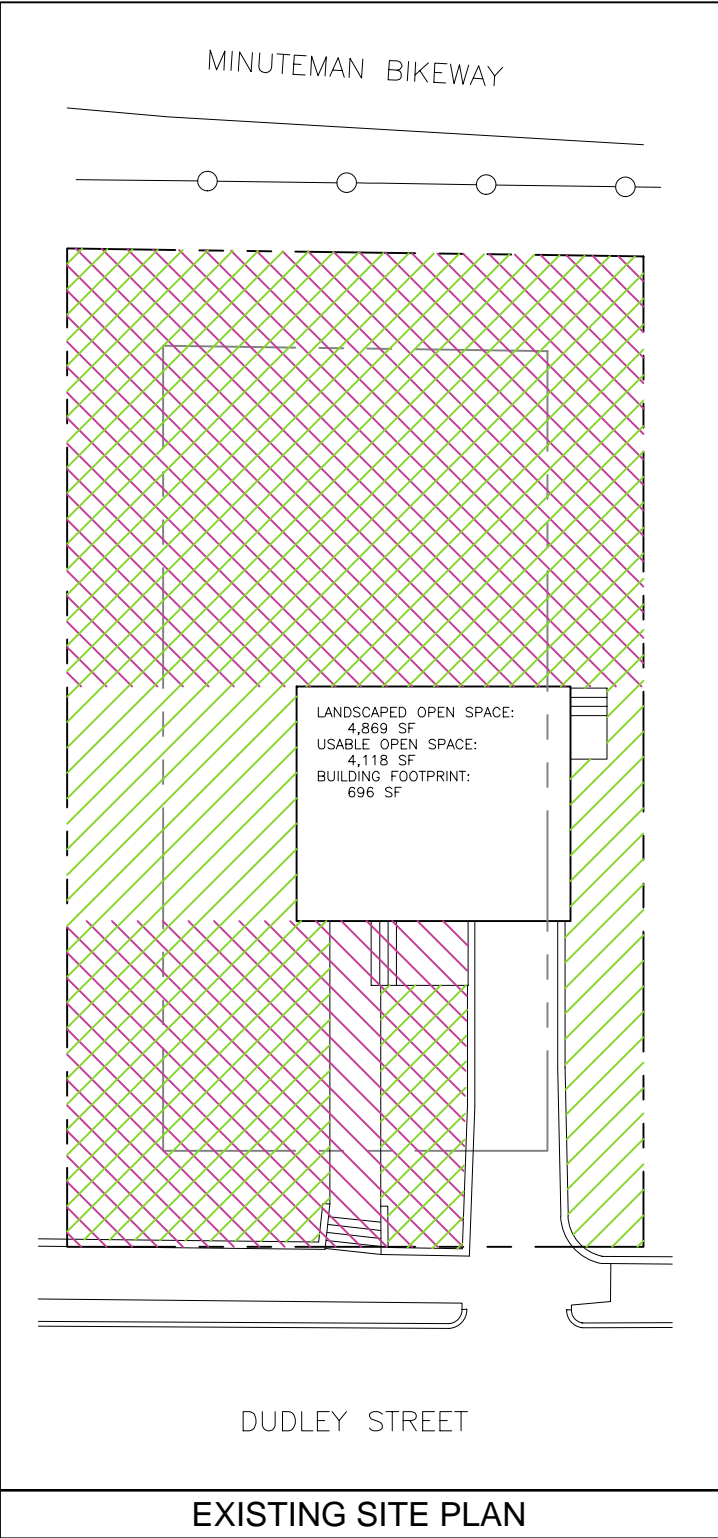
	CITATION	DESCRIPTION
EXTEND NONCONFORMING USE	§ 8.1.1.A	PRE-EXISTING NONCONFORMING STRUCTURES OR USES MAY BE EXTENDED OR ALTERED, PROVIDED, THAT NO SUCH EXTENSION OR ALTERATION SHALL BE PERMITTED UNLESS THERE IS A FINDING BY THE BOARD OF APPEALS THAT SUCH CHANGE, EXTENSION OR ALTERATION SHALL NOT BE SUBSTANTIALLY MORE DETRIMENTAL THAN THE EXSTING NONCONFORMING STRUCTURE OR USE TO THE NEIGHBORHOOD.
CHANGE NONCONFORMING USE	§ 8.1.1.B	ANY NONCONFORMING USE OF [A] STRUCTURE MAY BE CHANGED TO ANOTHER NONCONFORMING USE BY SPECIAL PERMIT PROVIDED THE BOARD OF APPEALS FINDS THAT THE NEW USE IS NOT A SUBSTANTIALLY DIFFERENT USE AND NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD THAN THE EXSTING USE.
EXTEND NONCONFORMING BUILDING	§ 8.1.3.B	NO ALTERATION, RECONSTRUCTION, EXTENSION, OR STRUCTURAL CHANGE TO A SINGLE OR TWO-FAMILY RESIDENTIAL STRUCTURE THAT INCREASES THE NONCONFORMING NATURE OF SAID STRUCTURE SHALL BE PERMITTED UNLESS THERE IS A FINDING BY THE BOARD OF APPEALS THAT THE PROPOSED ALTERATION, RECONSTRUCTION, EXTENSION, OR STRUCTURAL CHANGE WILL NOT BE SUBSTANTIALLY MORE DETRIMENTAL TO THE NEIGHBORHOOD.
DRIVEWAY LOCATION	§ 6.1.10.F(1)	NO PARKING SHALL BE PERMITTED IN THE FRONT YARD NOR SHALL ANY DRIVEWAYS DIRECTLY IN FRONT OF A STRUCTURE BE PERMITTED WITHOUT A FINDING BY THE BOARD OF APPEALS OR THE REDEVELOPMENT BOARD, AS APPLICABLE, THAT THE PARKING OR DRIVEWAY IS NECESSARY AND CONVENIENT TO THE PUBLIC INTEREST.

Development Standards in Industrial Districts

	CITATION	DESCRIPTION
RENEWABLE ENERGY SYSTEMS	§ 5.6.2.D(1)	PROPOSED RESIDENTIAL PROJECT DOES NOT MEET ANY OF THE REQUIREMENTS FOR COMPLIANCE UNDER BULLET POINTS 2 AND 3. COMPLIANCE IS LIMITED TO NEW COMMERCIAL AND MIXED-USE BUILDINGS SUBJECT TO ENVIRONMENTAL DESIGN REVIEW, COMMERCIAL BUILDINGS NOT SUBJECT TO ENVIRONMENTAL REVIEW, AND ADDITIONS NOT SUBJECT TO ENVIRONMENTAL DESIGN REVIEW.
YARDS	§ 5.6.2.D(2)	THE EXISTING PRINCIPAL FAÇADE IS 33.9 FT FROM THE FRONT LOT LINE. A NEW FRONT PORCH WILL REDUCE THE SETBACK TO 28.9 FT. THE ADJACENT HOUSE TO THE LEFT HAS A SIMILAR SETBACK. STORMWATER MANAGEMENT WILL BE REVIEWED WITH THE CONSERVATION COMMISSION. FENCES WITHIN THE YARD SETBACK ABUTTING THE MINUTEMAN BIKEWAY WILL BE LIMITED TO 4 FT.
TRANSPARENCY AND ACCESS	§ 5.6.2.D(3)	THE REQUIREMENTS OF THIS SECTION WITH REGARDS TO THE TRANSPARENCY OF THE GROUND FLOOR PRINCIPAL FAÇADE VISIBLE FROM THE PUBLIC RIGHT OF WAY ARE IMPRACTICAL FOR A RESIDENTIAL BUILDING. THE PRIMARY ENTRANCE WILL FACE THE PUBLIC RIGHT OF WAY. HOWEVER, THE ENTRANCE WILL NOT BE ACCESSIBLE DUE TO THE TOPOGRAPHY AND THE BUILDING BEING EXEMPT FROM STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS.
LIGHTING	§ 5.6.2.D(4)	ALL BUILDING IGHTING SHALL BE DOWNCAST. SITE LIGHTING WILL BE LIMITED TO THE AREAS OF THE FRONT AND REAR ENTRANCES AND THE DRIVEWAYS.
PEDESTRIAN AMENITIES	§ 5.6.2.D(5)	A PUBLIC SHADE TREE WILL BE PROVIDED BETWEEN THE TWO EXISTING PUBLIC SHADE TREES. THE FRONT YARD IS LANDSCAPED IN PLACE OF PLTER BOXES. TWO (2) BENCHES WILL BE PROVIDED ALONG THE MINUTEMAN BIKEWAY.
EROSION AND SEDIMENTATION	§ 5.6.2.D(6)	A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE APPROVED BY THE CONSERVATION COMMISSION AND IMPLEMENTED FOR THE DURATION OF CONSTRUCTION ACTIVITIES.
EXCEPTIONS TO MAXIMUM HEIGHT	§ 5.6.2.D(7)	THIS PROJECT IS NOT SEEKING TO EXTEND THE MAXIMUM HEIGHT BEYOND 39 FT.

Site Development Standards

	CITATION	DESCRIPTION
OFF-STREET PARKING	§ 6.1.1-11	ONE (1) PARKING SPACE PER DWELLING. NO LOADING REQUIRED FOR RESIDENTIAL. NO REDUCTION IN PARKING REQUESTED. DRIVEWAY IN FRONT OF BUILDING LEADING TO INTERIOR PARKING REQUIRES APPROVAL OF REDEVELOPMENT BOARD. INTERIOR PARKING ARE WILL HAVE PERMANENT SURFACE. DRIVEWAYS SHALL BE OF A PERVIOUS MATERIAL.
BICYCLE PARKING	§ 6.1.12.D	NO MINIMUM NUMBER OF BICYCLE SPACES REQUIRED.
SIGNS	§ 6.2.1.E	ONLY EXEMPT SIGNS (BUILDING NUMBERS) ARE TO BE PROVIDED.
PUBLIC SHADE TREES	§ 6.3	PUBLIC SHADE TREE TO BE PROVIDED AS DETAILED ABOVE.
SOLAR ENERGY SYSTEMS	§ 6.4	A SOLAR ENERGY SYSTEM THAT IS EQUIVALENT TO AT LEAST FIFTY PERCENT OF THE ROOF AREA OF THE BUILDING IS TO BE PROVIDED. THE ACHIEVABLE PERCENTAGE IS 46.4%.
AFFORDABLE HOUSING	§ 8.2	NOT APPLICABLE TO PROJECTS WITH FEWER THAN SIX DWELLING UNITS.



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A: 50 PINECLIFF DRIVE  
MARBLEHEAD, MA 01945  
O: 617.688.2407  
T: WWW.APPROACH3.COM

Client:

Santini Realty Trust  
61 Dudley Street  
Arlington, MA 02476

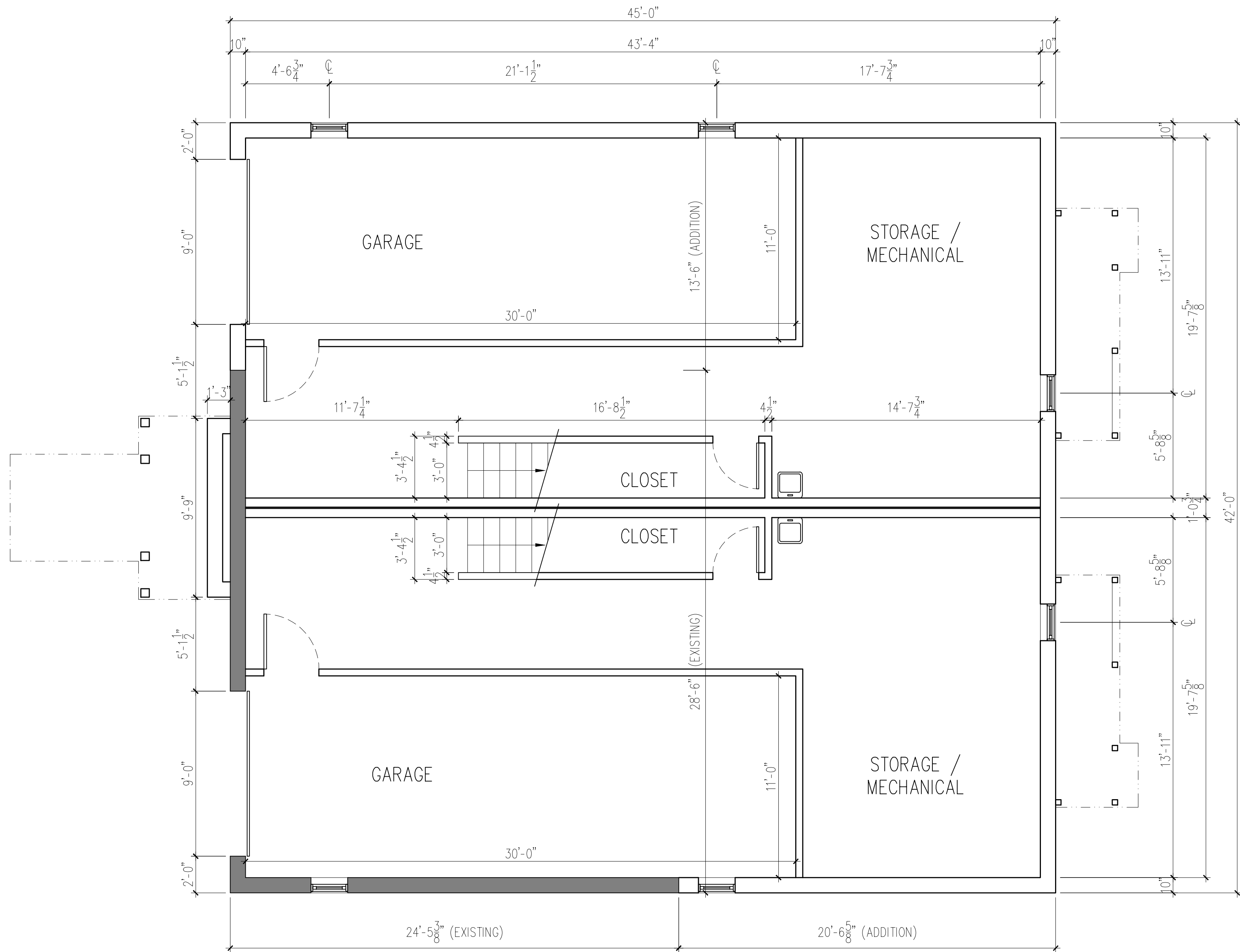
Drawing:

Zoning Information

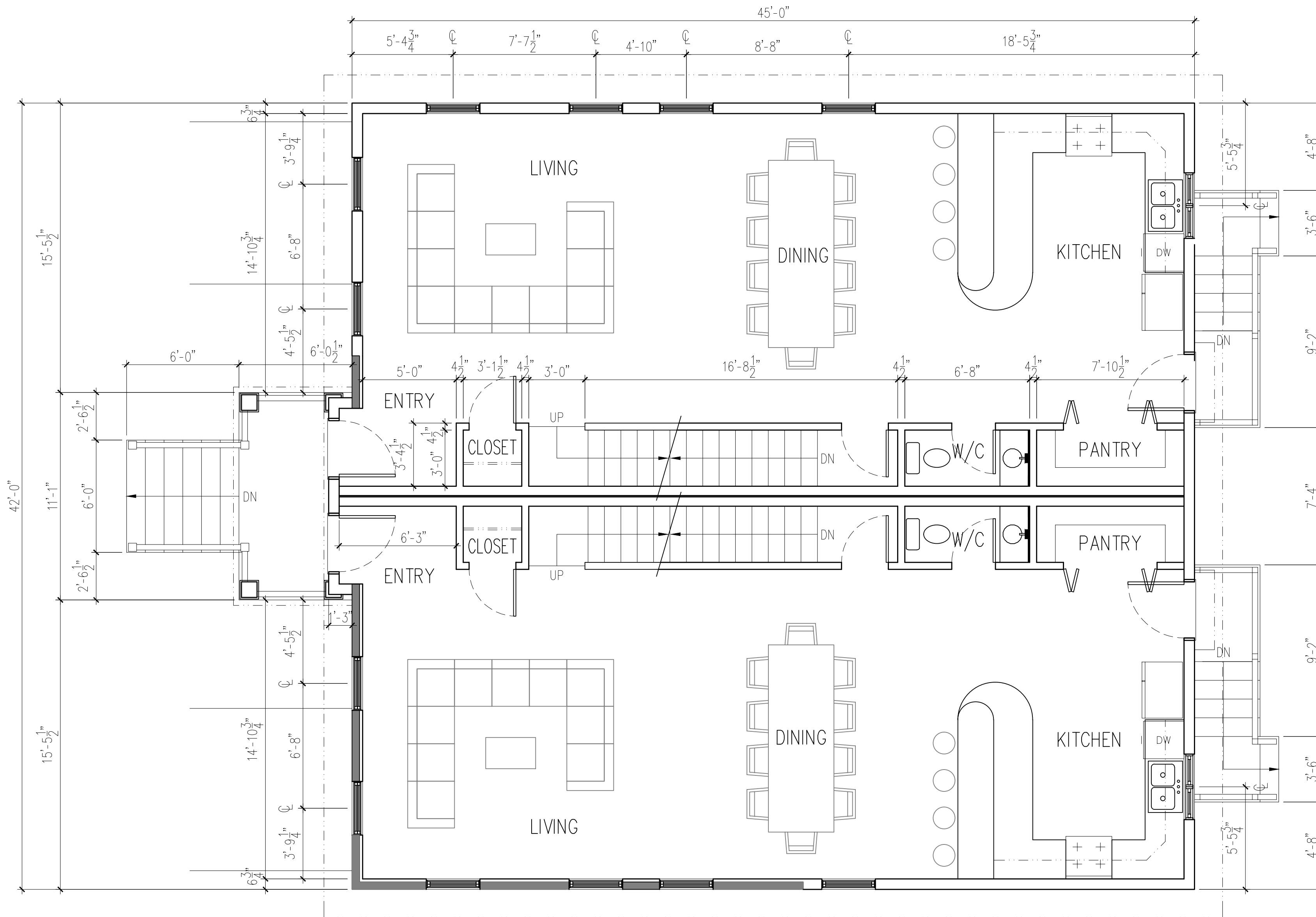
Date: 06-M-Y 24  
File No. 2401  
Architect: CMK

Revisions:





1 Proposed First Floor Plan  
A1.1 SCALE: 1/4" = 1'-0"



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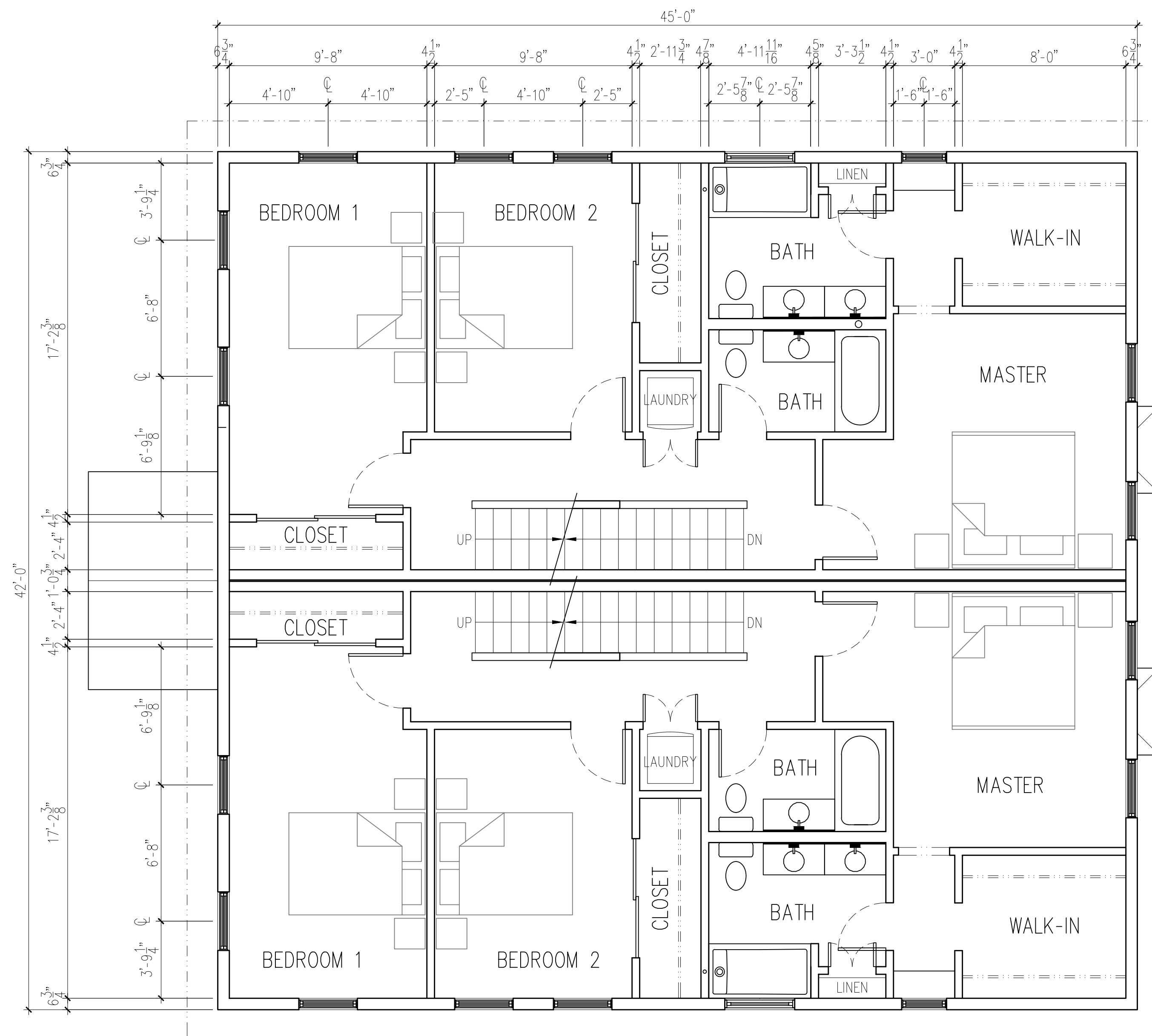
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File No. **2401**  
Architect: **OMK**

Revisions: **▲**  
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A1.1



1 Proposed Second Floor Plan  
A1.2 SCALE: 1/4" = 1'-0"

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## Second Floor Construction Plan

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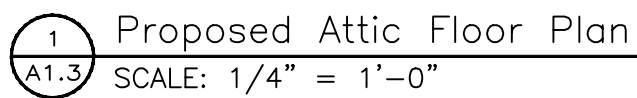
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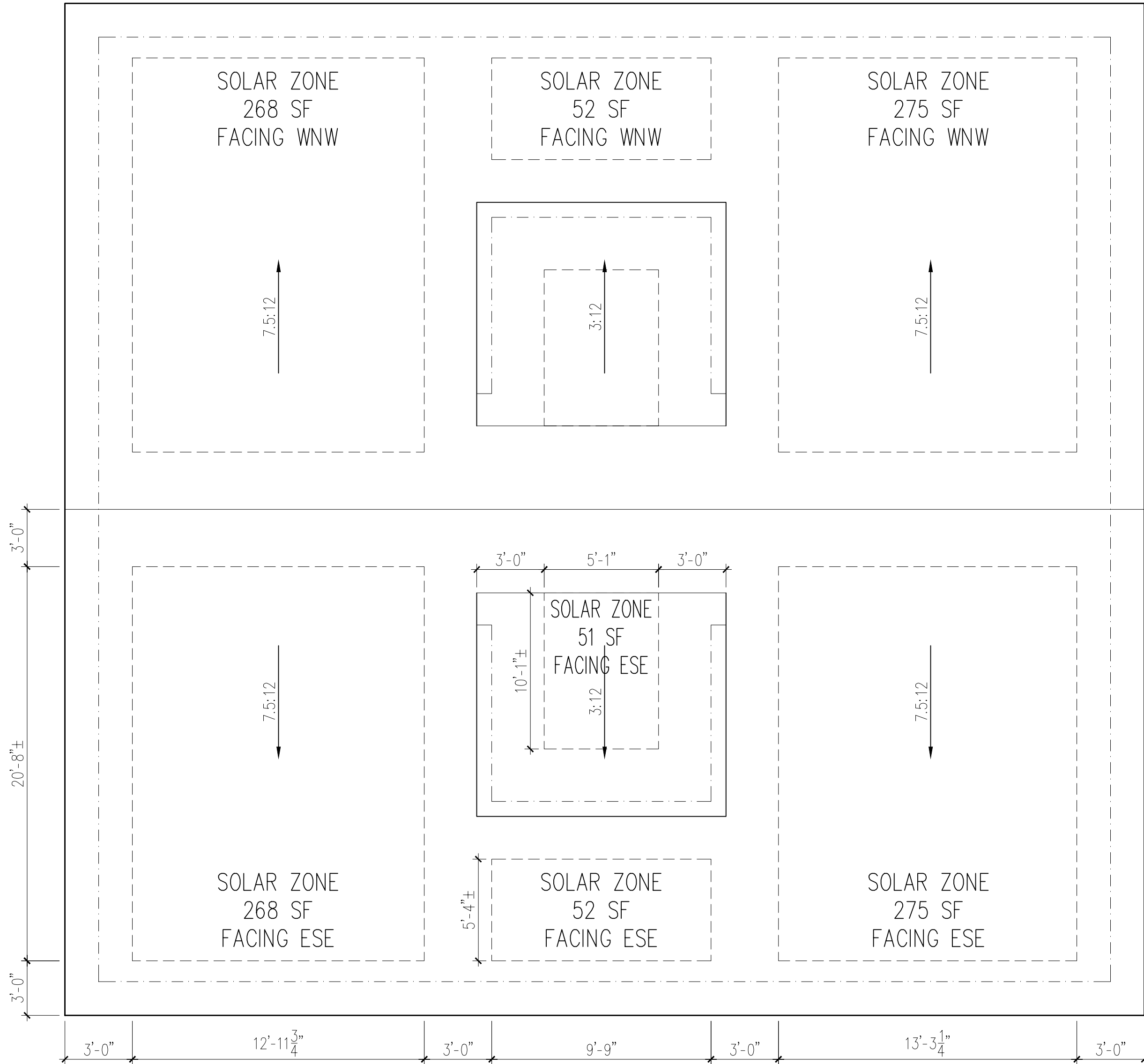
Date: 08 M-Y 24  
File No. 2401  
Architect: CMK

Revisions:

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### A1.3



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Architect: CMK  
Revisions:

Roof Construction  
and Solar Plan

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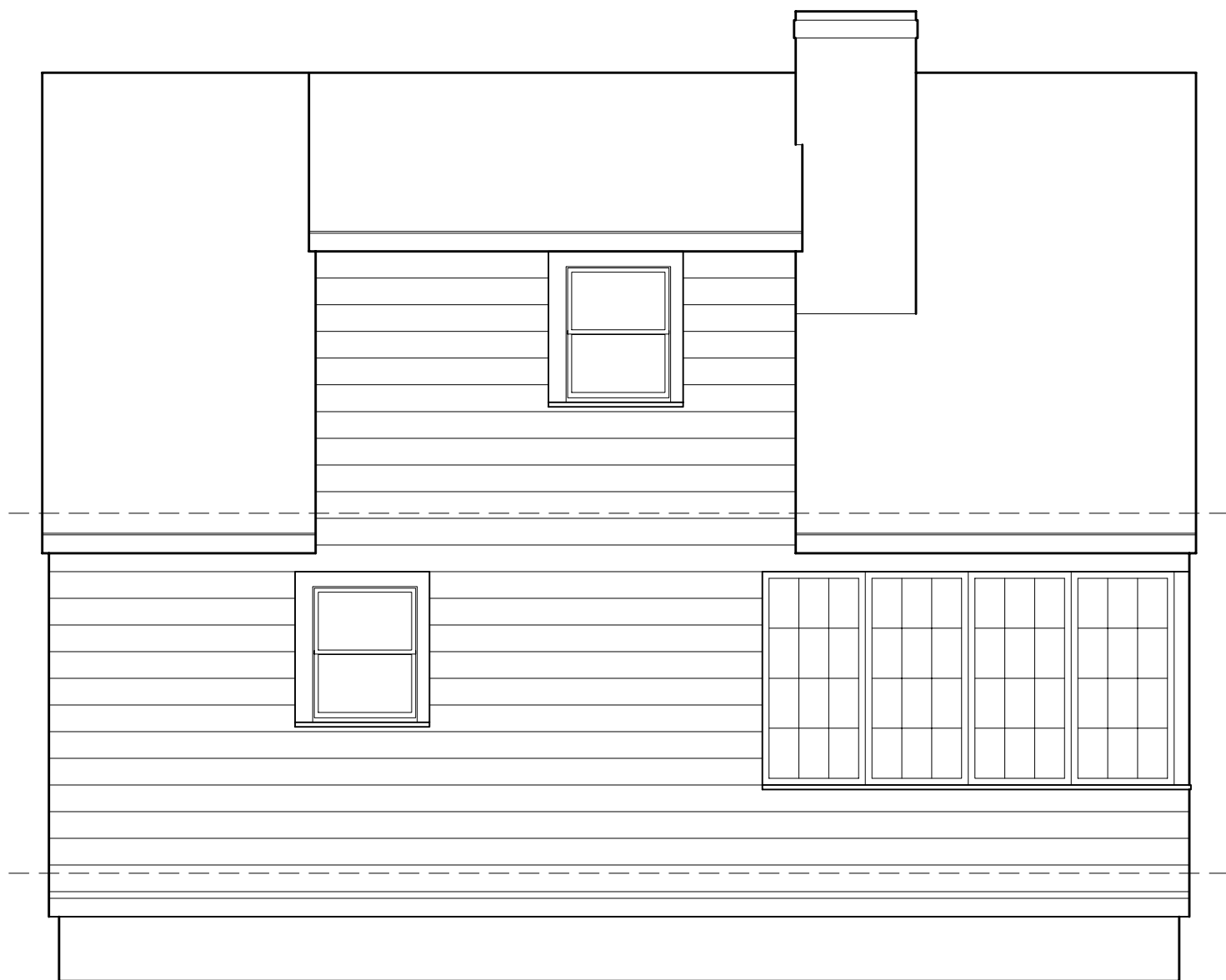
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1 Existing Front Elevation  
SCALE: 1/4" = 1'-0"



2 Existing Right Side Elevation  
SCALE: 1/4" = 1'-0"



3 Existing Rear Elevation  
SCALE: 1/4" = 1'-0"



4 Existing Left Side Elevation  
SCALE: 1/4" = 1'-0"

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Existing  
Exterior Elevations

Date: 08-M-Y-24  
File No. 2401  
Architect: CMK

Revisions:

AD2.1





1 Proposed Front (Street) Elevation  
A2.1 SCALE: 1/4" = 1'-0"

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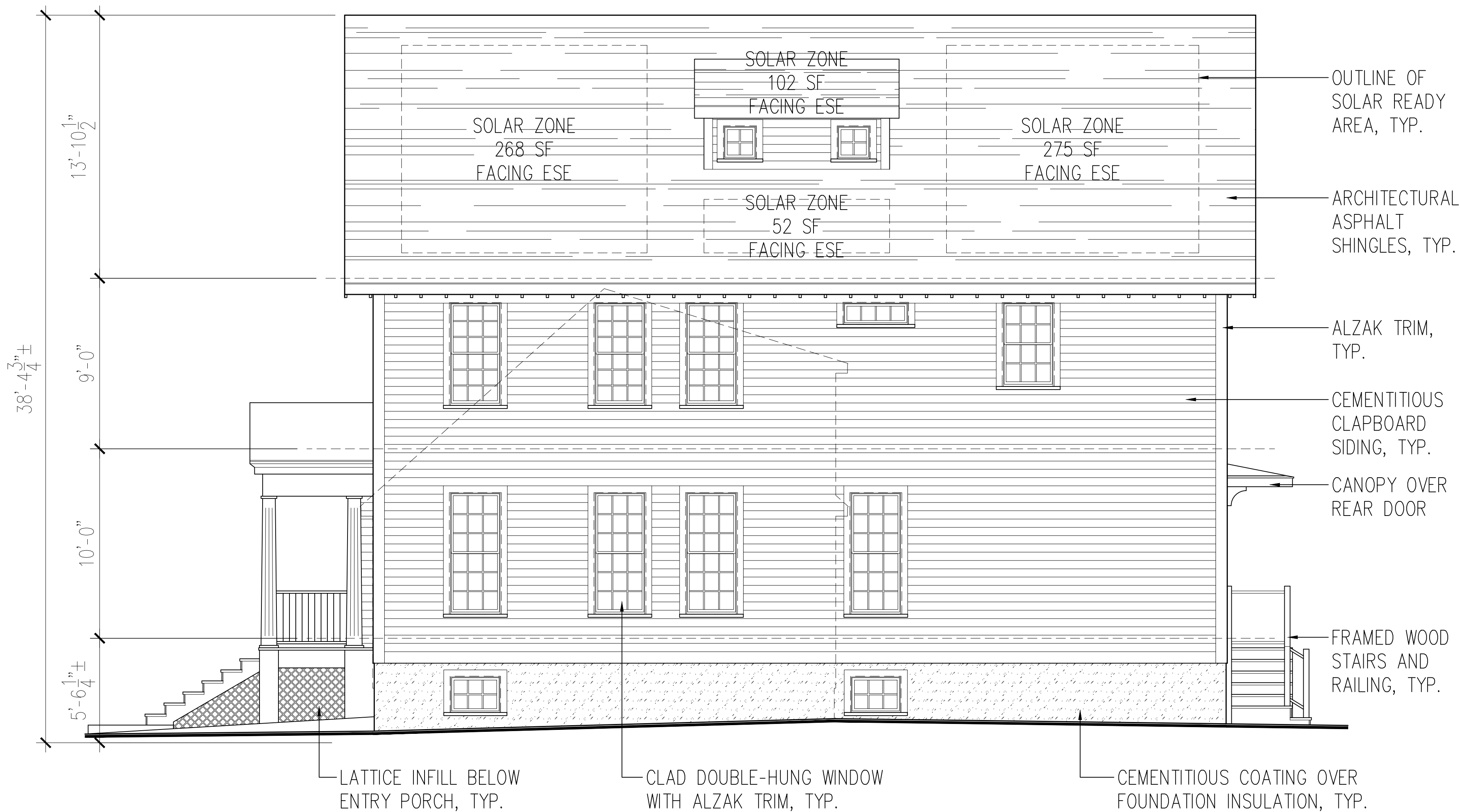
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Drawing:  
Proposed Front  
Exterior Elevation

Date: 06 MAY 24  
File No. 2401  
Architect: CMK

Revisions:  
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A2.1



1 Proposed Right Side Elevation  
A2.2 SCALE: 1/4" = 1'-0"

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Date: 06 MAY 24  
File No. 2401  
Architect: CMK  
Revisions:

Proposed Right Side  
Exterior Elevation

Client:

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A2.2





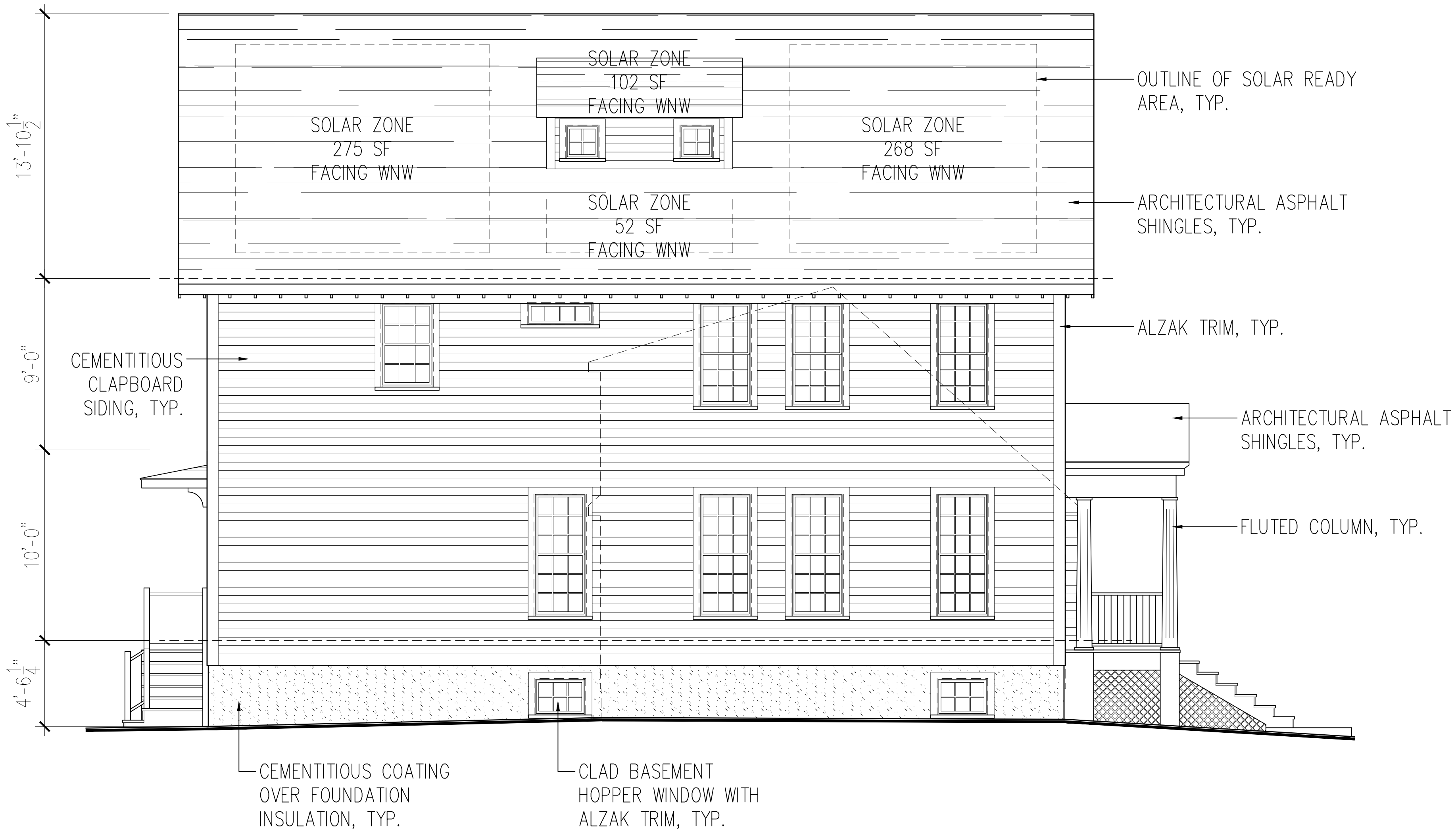
CEMENTITIOUS COATING  
OVER FOUNDATION  
INSULATION, TYP.

CLAD DOUBLE-HUNG  
WINDOW WITH ALZAK  
TRIM, TYP.

CEMENTITIOUS  
CLAPBOARD SIDING, TYP.

ALZAK TRIM BOARD, TYP.

CEMENTITIOUS COATING OVER  
FOUNDATION INSULATION, TYP.



1 Proposed Left Side Elevation  
A2.4 SCALE: 1/4" = 1'-0"

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Drawing:  
Proposed Left Side  
Exterior Elevation

Date: 06 MAY 24  
File No. 2401  
Architect: CMK

Revisions:  
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A2.4